



49a, New Wokingham Road  
Crowthorne  
Berkshire, RG45 6JG

**OIEO £800,000 Freehold**





Offered to the market with no onward chain, an individually designed contemporary detached residence which has been built to exacting standards by the current owner in 2017. Great consideration was given to the design of this unique home with the fixtures and fittings being of a high specification and individual features such as coffered and vaulted ceilings, underfloor heating to the ground floor and bathrooms, and large windows providing a bright and airy feel to the home. The stunning accommodation comprises an entrance hallway, a spacious living room, modern cloakroom, and a stunning utility/shower room. One of the notable features of the property is the open plan kitchen/dining/family room with sliding doors opening to the garden. To the first floor is an impressive master bedroom with ample fitted wardrobes and a beautiful ensuite shower room. There are two further double bedrooms to the front aspect with both bedrooms having access to the full width balcony. There is also a stylish family bathroom to the first floor and a spacious landing providing a study area. On the top floor you will find a 16'10 x 9'6 room with large eaves storage and a stunning sizeable bathroom across the landing. The spacious top floor room has planning permission granted for the installation of 2 sky lights and could be a bedroom, cinema, or games room.

- Vacant possession
- High specification throughout
- Planning granted October '24 for two skylights
- Contemporary individual designed home
- Accommodation over three floors
- Driveway parking with car turn table

Outside, to the front of the property is driveway parking with an innovate parking turntable to ensure easy access when departing the property and an electric car charging point. The secluded rear garden is mainly laid to lawn with mature shrub borders and sizeable decking area to the rear of the property providing a fantastic space for entertaining. You will also find a high-quality wooden summer house which makes an ideal office or den and benefits from light and power.

New Wokingham Road is within walking distance of the village centre and this particular home is conveniently located midway between Crowthorne railway station and the High Street with its variety of stores, eateries and general amenities. Nearby are many noteworthy beauty spots which include the National Trust 'Ridges', Heathlake Nature Reserve with its pleasant woodland walks around the lake, the grounds of Wellington College and Wildmoor Heath Nature Reserve which is ideal for walkers and cyclists.

Council Tax Band: F  
Local Authority: Wokingham Borough Council  
Energy Performance Rating: B







## New Wokingham Road, Crowthorne

Approximate Area = 1733 sq ft / 161 sq m

Limited Use Area(s) = 313 sq ft / 29 sq m

Outbuilding = 52 sq ft / 4.8 sq m

Total = 2098 sq ft / 194.8 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Michael Hardy. REF: 1228184

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N.B. Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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